

OK

96641

WARRANTY DEED

Vol. m89 Page 2045

KNOW ALL MEN BY THESE PRESENTS, That **ASIAN PACIFIC, LTD.**, A Nevada Corporation

hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by

**GENE RECTOR and DARL A. RECTOR, husband and wife**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of **Klamath** and State of Oregon, described as follows, to-wit:Lots 8, 9 and 11, Block 120, **KLAMATH FALLS FOREST ESTATES HIGHWAY 66 UNIT, PLAT NO. 4**, in the County of Klamath, State of Oregon.

## SUBJECT TO:

1. Conditions, restrictions as shown on the recorded plat of Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4.
2. Subject to Rules and Regulations of Fire Patrol District.
3. Declaration of Conditions and Restrictions, but omitting any restrictions based on race, color, religion or national origin appearing of record:

Recorded: July 21, 1965 Book: M-65 Page: 165

Said Covenants, Conditions and Restrictions set forth above contain, among other things, levies, assessments of Highway 66 Unit Road Maintenance Homeowners Association.

4. The By-Laws, including the terms and provisions thereof:

For: Highway 66 Unit 4 Road Maintenance Association

Recorded: May 22, 1974 SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE Book M-74 Page 6382

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances

5. Notice of Road Maintenance Assessment and Dues executed by Klamath Falls Forest Estates Unit 4, Road Maintenance Association fka Highway 66 Unit 4 Road Maintenance Assn.

Dated: December 7, 1986 Recorded: December 8, 1986 Book M-86 Page 22553 and that

grantor will warrant and forever defend the said premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ **3,500.00**~~Whereby the grantor covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances~~

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this **18th** day of **January**, 1989; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

NEVADA  
STATE OF OREGON, } ss.  
County of **Carson City**,  
**January 27**, 1989

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires:

ASIAN PACIFIC, LTD.

BY: *Derek Rowley*

Secretary

NEVADA  
STATE OF OREGON, County of **Carson City** ) ss.  
January **27**, 1989

Personally appeared **before me** and

who, being duly sworn, each for himself and not one for the other, did say that the former is the **Derek Rowley** president and that the latter is the secretary of

ASIAN PACIFIC, LTD.

a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged the foregoing instrument to be voluntary act and deed.

Before

**KAREN CRAWFORD**  
NOTARY PUBLIC - NEVADA  
CARSON CITY

(OFFICIAL SEAL)

Notary Public for Oregon

My commission expires: **My Appl. Expires Nov. 3, 1991**

executed by a corporation, affix corporate seal)

Asian Pacific, Ltd

GRANTOR'S NAME AND ADDRESS

Gene Rector  
Darl A. Rector

GRANTEE'S NAME AND ADDRESS

After recording return to:

Gene Rector and Darl A. Rector  
Route 1, Box 18-D  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.

Gene Rector and Darl A. Rector  
Route 1, Box 18-D  
Bonanza, OR 97623

NAME, ADDRESS, ZIP

STATE OF OREGON, } ss.

County of **Klamath**

I certify that the within instrument was received for record on the **1st** day of **Feb.**, 1989, at **3:11** o'clock **P.M.**, and recorded in book/reel/volume No. **M89** on page **2045** or as fee/file/instrument/microfilm/reception No. **96641**, Record of Deeds of said county.

Witness my hand and seal of County affixed.

Evelyn Biehn, County Clerk

NAME

TITLE

By *Darlene M. Mendenhall* Deputy

Fee \$8.00

89 FEB 1 PM 3 11